



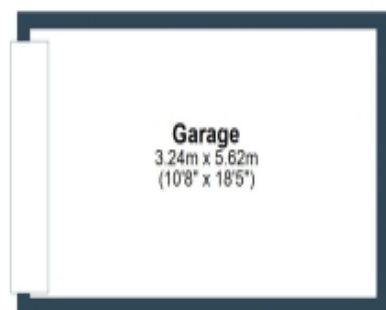
**Hawthorn Place, Stratford-upon-avon, Warwickshire, CV37
7FJ**

Offers In Excess Of £500,000



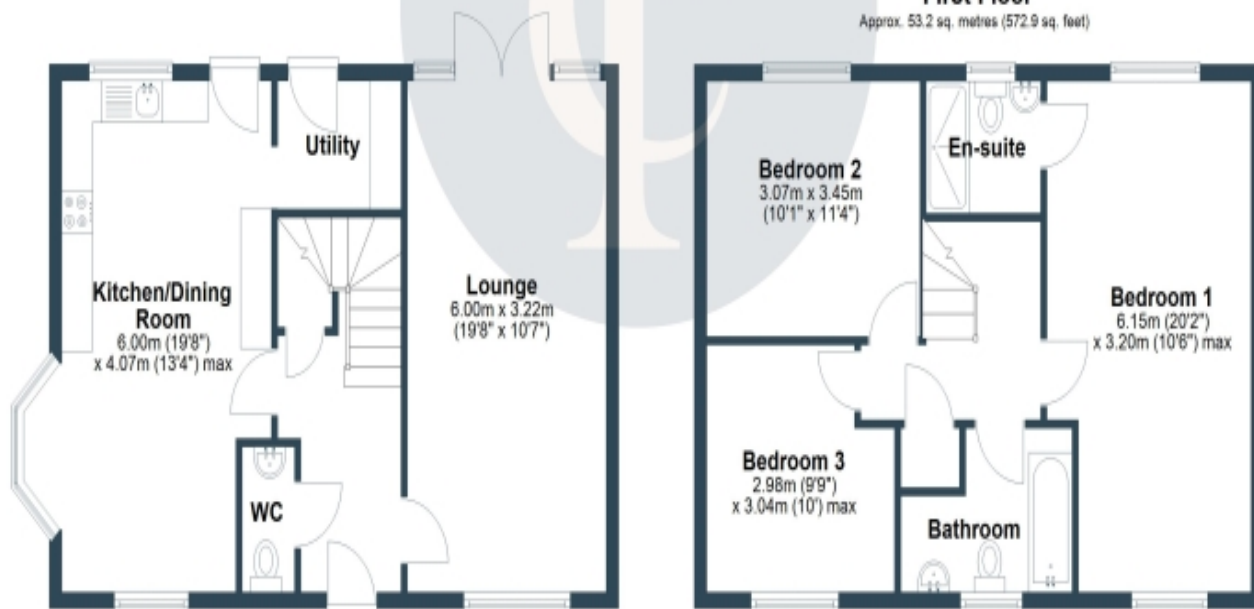
Ground Floor

Approx. 72.1 sq. metres (776.4 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 125.4 sq. metres (1349.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A	84 B	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A handsome double-fronted home built by Taylor Wimpey in 2021. Occupying a corner plot, the property is nestled on the highly regarded Tudor Gate development, South of the River Avon, just a short walk to the town centre. Tudor Gate is conveniently situated on the rural edge of Stratford upon Avon and features properties set on wide tree-lined roads. This family home enjoys an open aspect to the front, with most of the principal rooms enjoying a dual, if not triple, aspect, drenching the rooms with natural sunlight with the added feature of stylish fitted shutters.

We believe this home is an ideal purchase for families needing space for enjoying time together inside the stylish accommodation or outside in the attractively landscaped, walled private garden.

The decor choice and tones of colour throughout add a touch of charm, blending modern with character, and in our opinion making a viewing essential to appreciate how fabulous this family home is.

Step inside through the front door to the hallway that allows access to all accommodation and the first floor. The sitting room is positioned on the right-hand side and enjoys a dual aspect with French doors opening to the rear garden. This room offers a great space for a large sofa for the family to relax in front of a great fire.

To the other side of the hallway is the triple aspect breakfast kitchen with a bay window to the side and views to the rear and front gardens. Fitted with a range of wall and base units and integrated appliances including a gas hob, double oven, fridge freezer, and dishwasher. For added convenience is a utility room offering space for all your laundry needs, mucky boots, and direct access to the garden.

Upstairs is a very generous master bedroom with dual aspect and an en-suite shower room. The two further bedrooms are both doubles and have use of a family bathroom with a shower over the bath.

The rear enclosed garden has been thoughtfully landscaped, creatively offering optional areas to relax in the garden. Patio seating spots for a firepit in the evening, BBQing in the summer, or watching the kids play in the garden or the park across from the property.

The property boasts a single garage positioned at the end of the garden, together with a driveway allowing parking for two cars.

Viewing is an absolute must to appreciate what a great home is on offer.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.







Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk